

IN THE SUPERIOR COURT OF THE DISTRICT OF COLUMBIA
Civil Division

DISTRICT OF COLUMBIA,
a municipal corporation
400 6th Street NW, 10th Floor
Washington, D.C. 20001

Plaintiff,

v.

EXPRESS HOMEBUYERS DC LLC,
6564 Loisdale Court, Suite 215,
Springfield, VA 22150

Serve on: Registered Agent
CORPORATION SERVICE
COMPANY
1090 Vermont Aveue, NW
Washington, DC 20005

**LAWRENCE BRADFORD
CHANDLER III**
6564 Loisdale Court, Suite 215,
Springfield, VA 22150

JUDSON ALLEN
6564 Loisdale Court, Suite 215,
Springfield, VA 22150

Defendants.

Case No.: **2021 CA 004682 B**

JURY TRIAL DEMANDED

**COMPLAINT FOR INJUNCTIVE AND OTHER RELIEF FOR VIOLATIONS OF THE
CONSUMER PROTECTION PROCEDURES ACT**

In late 2021, Express Homebuyers DC LLC (“Express Homebuyers” or “the Company”) sent a mass mailing to homeowners in the District seeking to drum-up business for its foreclosure rescue and realtor services. The letters, signed by “co-founders” Brad Chandler and Judson Allen, informed homeowners: “County records indicate you owe past due property taxes . . . Let us help. . . . If you do nothing, the county can take your property and auction it off for a tiny fraction of its value—and you will get nothing.” These statements are patently false. District

homeowners that received these letters were not delinquent on their taxes. Further, Express Homebuyers, Brad Chandler, and Judson Allen (collectively, “Defendants”) grossly misrepresented the D.C. tax lien sale process to create a false sense of urgency for its services. These misleading statements are unlawful trade practices that violate the Consumer Protection Procedures Act (“CPPA”), D.C. Code § 28-3901, *et seq.* Offering for-profit foreclosure rescue services also violates the Home Equity Protection Act of 2007 (“HEPA”), D.C. Code § 42-2431, *et seq.* Accordingly, the District of Columbia (“District”), by the Office of the Attorney General, brings this enforcement action against Defendants to redress their violations of the CPPA and HEPA. In support of its claims, the District states as follows:

JURISDICTION

1. This Court has jurisdiction over the subject matter of this case pursuant to D.C. Code §§ 11-921 and 28-3909.
2. This Court has personal jurisdiction over Defendant pursuant to D.C. Code § 13-423(a).

PARTIES

3. Plaintiff District of Columbia, a municipal corporation empowered to sue and be sued, is the local government for the territory constituting the permanent seat of the government of the United States. The District is represented by and through its chief legal officer, the Attorney General for the District of Columbia. The Attorney General has general charge and conduct of all legal business of the District and all suits initiated by and against the District and is responsible for upholding the public interest. D.C. Code § 1-301.81(a)(1). The Attorney General is specifically authorized to enforce the District’s consumer protection laws, including the CPPA, pursuant to D.C. Code § 28-3909.

4. Defendant Express Homebuyers DC LLC (“Express Homebuyers”) is a limited liability, for-profit corporation that operates in the District of Columbia, is organized under the laws of Virginia, and maintains a principal place of business at 6564 Loisdale Court, Suite 215, Springfield, VA 22150. Express Homebuyers advertises and provides for-profit foreclosure rescue services, realtor, and real estate broker services in the District of Columbia.

5. Defendant Lawrence Bradford Chandler III (“Brad Chandler”) is the Chief Executive Officer and Co-Founder of Express Homebuyers. He has a business address at 6564 Loisdale Court, Suite 215, Springfield, VA 22150.

6. Defendant Judson Allen is the Co-Founder of Express Homebuyers. He has a business address at 6564 Loisdale Court, Suite 215, Springfield, VA 22150.

FACTUAL ALLEGATIONS

7. Express Homebuyers holds itself out as a developer that purchases homes for cash in the District. It touts itself as a “solution” to homeowners who need “cash to pay down debts or to avoid foreclosure” so that they “avoid losing everything.”¹

8. On or around December 1, 2021, Express Homebuyers sent the following mass mailing to numerous homeowners in the District, signed by Brad Chandler and Judson Allen as “co-founders”:

¹ Express Homebuyers, available at <https://www.expresshomebuyers.com/district-of-columbia/> (last accessed Dec. 14, 2021).

9. Defendants' mass mailing contains a slew of false and misleading statements:
 - a. "DON'T LET THE COUNTY TAKE YOUR HOUSE AND GIVE YOU NOTHING!" This statement grossly misrepresents D.C. law governing tax lien sales which sell tax liens, not entire houses, entitles homeowners to significant opportunities to redeem and, even in the event of a subsequent foreclosure of the tax lien, entitles the homeowner to the realized home equity. This statement misleads homeowners to create a false sense of urgency so that homeowners act against their interest.
 - b. "County records indicate you owe past due property taxes for [property address]." This statement is false. Multiple homeowners that received this letter were current on their property taxes and Express Homebuyers had no basis upon which to claim that the taxes of all recipients of this letter were past due.
 - c. "We work with your county courthouse to identify properties with back due taxes." This statement is false and misleadingly attempts to give Express Homebuyers the imprimatur of government approval.
 - d. "If you do nothing, the county can take your property and auction it off for a tiny fraction of its value—and you will get nothing." This statement again grossly misrepresents D.C. law governing tax lien sales, attempting to create a false sense of urgency so that homeowners act against their interest.
 - e. "Even if you have already received notice from the county about the auction sale of your house, there still may be time to fix this if you call us quickly."

This statement misleadingly misrepresents D.C. law governing the sale of tax liens to create a false sense of urgency to act.

10. Defendants knew or should have known that their claims detailed in paragraph 9, above, were false and/or misleading.

11. This is not the first time that Defendants have issued similarly false and misleading letters to consumers. In 2015, the Arlington County Treasurer issued a press release warning residents about a letter, signed by Judson Allen, that similarly purported to inform homeowners that they were delinquent in their county property taxes and at risk of a tax sale unless they took advantage of Express Homebuyers' foreclosure relief services.

12. To combat the letter's false and misleading statements the Arlington County Treasurer informed residents: "Please be assured that, unless you have heard directly from the Arlington County Treasurer, you do not owe delinquent real estate taxes and there is no risk of the County taking or selling your home."²

**COUNT ONE: MISREPRESENTATIONS AND OMISSIONS
IN VIOLATION OF THE CPPA
(D.C. Code §§ 28-3901, *et seq.*)**

13. The District re-alleges and incorporates by reference paragraphs 1 through 12, as if fully set forth herein.

14. The CPPA is a remedial statute that is to be broadly construed.

15. The CPPA applies to merchants who provide consumer services or who would, in the ordinary course of business, supply services which are or would be the subject matter of a trade practice. D.C. Code § 28-3901(a)(3).

² *Treasurer's Office Slams 'False' Claims in Letter from Home Buyer Firm*, [ARLnow.com](http://www.arlnow.com) (Nov. 23, 2015), available at <https://bit.ly/339G33X> (quoting from the Arlington County Treasurer's Press Release).

16. The CPPA defines “goods and services” as including “real estate transactions.”
D.C. Code § 28-3901(a)(7).

17. Defendant Express Homebuyers advertises itself as a provider of foreclosure rescue services to consumers for personal, household, or family purposes.

18. Defendants, in the ordinary course of business, provide the services of a realtor and/or real estate broker to consumers for personal, household, or family purposes.

19. Defendants, in the ordinary course of business, offers to supply or supplies consumer services and, therefore, is a merchant.

20. Merchants who violate the CPPA may be subject to restitution, damages, civil penalties, temporary or permanent injunctions, the costs of the action, and reasonable attorney’s fees. D.C. Code § 28-3909.

21. Homeowners who avail themselves of Defendants’ foreclosure relief, realtor, and/or real estate broker servicers are consumers under the CPPA.

22. The CPPA prohibits unfair or deceptive trade practices by merchants, regardless of whether the trade practice is expressly proscribed by an enumerated subsection of D.C. Code § 28-3904.

23. Defendants falsely represented that Defendant Express Homebuyers and its foreclosure rescue services had the sponsorship and/or approval of the D.C. government in violation of D.C. Code § 28-3904(a) and (b).

24. Defendants misrepresented material facts which had the tendency to mislead consumers in violation of D.C. Code § 28-3904(e).

25. Defendants failed to state material facts which had a tendency to mislead consumers and used ambiguity as to material facts that had a tendency to mislead in violation of D.C. Code § 28-3904(f) and (f-1).

26. Defendants falsely stated that Defendant Express Homebuyers' services were needed in violation of D.C. Code § 28-3904(k).

27. Defendants engaged in unfair and deceptive business practices in violation of the CPPA by failing to obtain a license to conduct business in the District and by misrepresenting, including by omission, that they were duly authorized to conduct business in the District.

28. Defendants Brad Chandler and Judson Allen participated in, inspired, and/or failed to prevent Express Homebuyers' deceptive trade practices and therefore are personally liable under the CPPA.

**COUNT TWO: VIOLATIONS OF THE HEPA IN VIOLATION OF THE CPPA
(D.C. Code § 28-3904(gg).)**

29. The District re-alleges and incorporates by reference paragraphs 1 through 28, as if fully set forth herein.

30. Foreclosure rescue services include any service related to or promising assistance in connection with avoiding or delaying actual or anticipated foreclosure proceedings concerning residential property. D.C. Code § 42-2431(1).

31. Defendant Express Homebuyers advertised, engaged in, arranged, offered, promoted, promised, solicited participation in, and/or carried out foreclosure rescue services for compensation or gain in violation of the Home Equity Protection Act, D.C. Code § 42-2432(a) and (b).

32. Defendant Express Homebuyers advertised, offered, and/or promoted foreclosure rescue services by using false and misleading statements and not properly or accurately

disclosing the nature of the services and how they would assist the homeowner in avoiding or delaying foreclosure in further violation of the Home Equity Protection Act, D.C. Code § 42-2432(c).

33. Pursuant to D.C. Code § 28-3909(gg), a violation of the Home Equity Protection Act, D.C. Code § 42-2431, *et seq.* is a violation of the CPPA.

34. Defendants Brad Chandler and Judson Allen participated in, inspired, and/or failed to prevent Express Homebuyers' unlawful trade practices and therefore may be held liable under the CPPA

PRAYER FOR RELIEF

WHEREFORE, the District of Columbia respectfully requests this Court enter a judgment in its favor and grant relief against Defendant as follows:

- (a) Preliminarily or permanently enjoin Defendants, pursuant to D.C. Code § 28-3909(a), from violating the CPPA and HEPA;
- (b) Order Defendants to pay restitution and damages pursuant to D.C. Code § 28-3909(a) and (b);
- (c) Order Defendants to pay economic damages pursuant to D.C. Code § 28-3909(b)(3).
- (d) Order Defendants to pay civil penalties as permitted by statute pursuant to D.C. Code § 28-3909(b);
- (e) Award the District the costs of this action and reasonable attorney's fees; and
- (f) Grant such further relief as the Court deems just and proper.

JURY DEMAND

The District of Columbia demands a trial by jury by the maximum number of jurors permitted by law.

Respectfully submitted,

Dated: December 14, 2021

KARL A. RACINE
Attorney General for the District of Columbia

KATHLEEN KONOPKA
Deputy Attorney General
Public Advocacy Division

JIMMY R. ROCK
Assistant Deputy Attorney General
Public Advocacy Division

/s/ Benjamin Wiseman
BENJAMIN WISEMAN
Director, Office of Consumer Protection
Public Advocacy Division

/s/ Amy R. Mix
AMY R. MIX
Chief, Elder Justice Section
Public Advocacy Division

/s/ Laura C. Beckerman
LAURA C. BECKERMAN [1008120]
Assistant Attorney General
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400 6th Street NW, 10th Floor
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Laura.Beckerman@dc.gov



Superior Court of the District of Columbia
 CIVIL DIVISION
 Civil Actions Branch
 500 Indiana Avenue, N.W., Suite 5000 Washington, D.C. 20001
 Telephone: (202) 879-1133 Website: www.dccourts.gov

District of Columbia

Plaintiff

vs.

Case Number **2021 CA 004682 B**

Express Homebuyers DC LLC

Defendant

SUMMONS

To the above named Defendant:

You are hereby summoned and required to serve an Answer to the attached Complaint, either personally or through an attorney, within twenty one (21) days after service of this summons upon you, exclusive of the day of service. If you are being sued as an officer or agency of the United States Government or the District of Columbia Government, you have sixty (60) days after service of this summons to serve your Answer. A copy of the Answer must be mailed to the attorney for the plaintiff who is suing you. The attorney's name and address appear below. If plaintiff has no attorney, a copy of the Answer must be mailed to the plaintiff at the address stated on this Summons.

You are also required to file the original Answer with the Court in Suite 5000 at 500 Indiana Avenue, N.W., between 8:30 a.m. and 5:00 p.m., Mondays through Fridays or between 9:00 a.m. and 12:00 noon on Saturdays. You may file the original Answer with the Court either before you serve a copy of the Answer on the plaintiff or within seven (7) days after you have served the plaintiff. If you fail to file an Answer, judgment by default may be entered against you for the relief demanded in the complaint.

Laura C. Beckerman

Name of Plaintiff's Attorney

400 6th St NW, 10th Fl

Address

Washington, DC 20001

202-655-7906 Laura.Beckerman@dc.gov

Telephone

如需翻译, 请打电话 (202) 879-4828

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By

Deputy Clerk

Date

12/21/2021

IMPORTANT: IF YOU FAIL TO FILE AN ANSWER WITHIN THE TIME STATED ABOVE, OR IF, AFTER YOU ANSWER, YOU FAIL TO APPEAR AT ANY TIME THE COURT NOTIFIES YOU TO DO SO, A JUDGMENT BY DEFAULT MAY BE ENTERED AGAINST YOU FOR THE MONEY DAMAGES OR OTHER RELIEF DEMANDED IN THE COMPLAINT. IF THIS OCCURS, YOUR WAGES MAY BE ATTACHED OR WITHHELD OR PERSONAL PROPERTY OR REAL ESTATE YOU OWN MAY BE TAKEN AND SOLD TO PAY THE JUDGMENT. IF YOU INTEND TO OPPOSE THIS ACTION, DO NOT FAIL TO ANSWER WITHIN THE REQUIRED TIME.

If you wish to talk to a lawyer and feel that you cannot afford to pay a fee to a lawyer, promptly contact one of the offices of the Legal Aid Society (202-628-1161) or the Neighborhood Legal Services (202-279-5100) for help or come to Suite 5000 at 500 Indiana Avenue, N.W., for more information concerning places where you may ask for such help.

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TRIBUNAL SUPERIOR DEL DISTRITO DE COLUMBIA
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Sección de Acciones Cíviles
 500 Indiana Avenue, N.W., Suite 5000, Washington, D.C. 20001
 Teléfono: (202) 879-1133 Sitio web: www.dccourts.gov

District of Columbia

_____ Demandante
 contra _____

Número de Caso: _____

Express Homebuyers DC LLC
 _____ Demandado

CITATORIO

Al susodicho Demandado:

Por la presente se le cita a comparecer y se le requiere entregar una Contestación a la Demanda adjunta, sea en persona o por medio de un abogado, en el plazo de veintidós (22) días contados después que usted haya recibido este citatorio, excluyendo el día mismo de la entrega del citatorio. Si usted está siendo demandado en calidad de oficial o agente del Gobierno de los Estados Unidos de Norteamérica o del Gobierno del Distrito de Columbia, tiene usted sesenta (60) días, contados después que usted haya recibido este citatorio, para entregar su Contestación. Tiene que enviarle por correo una copia de su Contestación al abogado de la parte demandante. El nombre y dirección del abogado aparecen al final de este documento. Si el demandado no tiene abogado, tiene que enviarle al demandante una copia de la Contestación por correo a la dirección que aparece en este Citatorio.

A usted también se le requiere presentar la Contestación original al Tribunal en la Oficina 5000, sito en 500 Indiana Avenue, N.W., entre las 8:30 a.m. y 5:00 p.m., de lunes a viernes o entre las 9:00 a.m. y las 12:00 del mediodía los sábados. Usted puede presentar la Contestación original ante el Juez ya sea antes que usted le entregue al demandante una copia de la Contestación o en el plazo de siete (7) días de haberle hecho la entrega al demandante. Si usted incumple con presentar una Contestación, podría dictarse un fallo en rebeldía contra usted para que se haga efectivo el desagravio que se busca en la demanda.

Laura C. Beckerman
 Nombre del abogado del Demandante

 SECRETARIO DEL TRIBUNAL

400 6th Street NW, 10th Floor
 Dirección
Washington, DC 20001

Por: _____
 Subsecretario

(202) 655-7906, Laura.Beckerman@dc.gov
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Fecha _____

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District of Columbia

Plaintiff

vs.

Case Number 2021 CA 004682 B

Judson Allen

Defendant

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Laura C. Beckerman

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202-655-7906 Laura.Beckerman@dc.gov

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By

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District of Columbia

Demandante

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Judson Allen

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District of Columbia

Plaintiff

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Lawrence Bradford Chandler III

Defendant

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Clark of the Court



By

Deputy Clerk

12/21/2021

Date

IMPORTANT: IF YOU FAIL TO FILE AN ANSWER WITHIN THE TIME STATED ABOVE, OR IF, AFTER YOU ANSWER, YOU FAIL TO APPEAR AT ANY TIME THE COURT NOTIFIES YOU TO DO SO, A JUDGMENT BY DEFAULT MAY BE ENTERED AGAINST YOU FOR THE MONEY DAMAGES OR OTHER RELIEF DEMANDED IN THE COMPLAINT. IF THIS OCCURS, YOUR WAGES MAY BE ATTACHED OR WITHHELD OR PERSONAL PROPERTY OR REAL ESTATE YOU OWN MAY BE TAKEN AND SOLD TO PAY THE JUDGMENT. IF YOU INTEND TO OPPOSE THIS ACTION, DO NOT FAIL TO ANSWER WITHIN THE REQUIRED TIME.

If you wish to talk to a lawyer and feel that you cannot afford to pay a fee to a lawyer, promptly contact one of the offices of the Legal Aid Society (202-628-1161) or the Neighborhood Legal Services (202-279-5100) for help or come to Suite 5000 at 500 Indiana Avenue, N.W., for more information concerning places where you may ask for such help.

See reverse side for Spanish translation
 Vea al dorso la traducción al español



TRIBUNAL SUPERIOR DEL DISTRITO DE COLUMBIA
DIVISIÓN CIVIL
 Sección de Acciones Civiles
 500 Indiana Avenue, N.W., Suite 5000, Washington, D.C. 20001
 Teléfono: (202) 879-1133 Sitio web: www.dccourts.gov

District of Columbia

Demandante

contra

Lawrence Bradford Chandler III

Número de Caso: _____

Demandado

CITATORIO

Al susodicho Demandado:

Por la presente se le cita a comparecer y se le requiere entregar una Contestación a la Demanda adjunta, sea en persona o por medio de un abogado, en el plazo de veintidós (21) días contados después que usted haya recibido este citatorio, excluyendo el día mismo de la entrega del citatorio. Si usted está siendo demandado en calidad de oficial o agente del Gobierno de los Estados Unidos de Norteamérica o del Gobierno del Distrito de Columbia, tiene usted sesenta (60) días, contados después que usted haya recibido este citatorio, para entregar su Contestación. Tiene que enviarle por correo una copia de su Contestación al abogado de la parte demandante. El nombre y dirección del abogado aparecen al final de este documento. Si el demandado no tiene abogado, tiene que enviarle al demandante una copia de la Contestación por correo a la dirección que aparece en este Citatorio.

A usted también se le requiere presentar la Contestación original al Tribunal en la Oficina 5000, sito en 500 Indiana Avenue, N.W., entre las 8:30 a.m. y 5:00 p.m., de lunes a viernes o entre las 9:00 a.m. y las 12:00 del mediodía los sábados. Usted puede presentar la Contestación original ante el Juez ya sea antes que usted le entregue al demandante una copia de la Contestación o en el plazo de siete (7) días de haberle hecho la entrega al demandante. Si usted incumple con presentar una Contestación, podría dictarse un fallo en rebeldía contra usted para que se haga efectivo el desagravio que se busca en la demanda.

Laura C. Beckerman

SECRETARIO DEL TRIBUNAL

Nombre del abogado del Demandante

400 6th Street NW, 10th Floor

Por: _____

Dirección

Washington, DC 20001

Subsecretario

202-655-7906, Laura.Beckerman@dc.gov

Fecha _____

Teléfono

如需翻译, 请打电话 (202) 879-4828

Veuillez appeler au (202) 879-4828 pour une traduction

Đề có một bài dịch, hãy gọi (202) 879-4828

如需翻译, 请打电话 (202) 879-4828

如需翻译, 请打电话 (202) 879-4828

IMPORTANTE: SI USTED INCUMPLE CON PRESENTAR UNA CONTESTACIÓN EN EL PLAZO ANTES MENCIONADO O, SI LUEGO DE CONTESTAR, USTED NO COMPARECE CUANDO LE AVISE EL JUZGADO, PODRÍA DICTARSE UN FALLO EN REBELDÍA CONTRA USTED PARA QUE SE LE COBRE LOS DAÑOS Y PERJUICIOS U OTRO DESAGRAVIO QUE SE BUSQUE EN LA DEMANDA. SI ESTO OCURRE, PODRÍA RETENÉRSELE SUS INGRESOS, O PODRÍA TOMÁRSELE SUS BIENES PERSONALES O BIENES RAÍCES Y SER VENDIDOS PARA PAGAR EL FALLO. SI USTED PRETENDE Oponerse a esta acción, NO DEJE DE CONTESTAR LA DEMANDA DENTRO DEL PLAZO EXIGIDO.

Si desea conversar con un abogado y le parece que no puede pagarle a uno, llame pronto a una de nuestras oficinas del Legal Aid Society (202-628-1161) o el Neighborhood Legal Services (202-279-5100) para pedir ayuda o venga a la Oficina 5000 del 500 Indiana Avenue, N.W., para informarse sobre otros lugares donde puede pedir ayuda al respecto.

Vea al dorso el original en inglés
 See reverse side for English original

Superior Court of the District of Columbia

CIVIL DIVISION- CIVIL ACTIONS BRANCH INFORMATION SHEET

District of Columbia

Case Number: **2021 CA 004682 B**

vs

Date: 12/14/21

Express Homebuyers DC LLC, et al.

One of the defendants is being sued
in their official capacity.

Name: <i>(Please Print)</i> Laura C. Beckerman, Assistant Attorney General	Relationship to Lawsuit
Firm Name: D.C. Office of the Attorney General	<input checked="" type="checkbox"/> Attorney for Plaintiff
Telephone No.: 202-655-7906	<input type="checkbox"/> Self (Pro Se)
Six digit Unified Bar No.: 1008120	<input type="checkbox"/> Other: _____

TYPE OF CASE: Non-Jury 6 Person Jury 12 Person Jury
Demand: \$ _____ Other: permanent injunction from violating the CPPA and the HEPA

PENDING CASE(S) RELATED TO THE ACTION BEING FILED

Case No.: _____ Judge: _____ Calendar #: _____

Case No.: _____ Judge: _____ Calendar#: _____

NATURE OF SUIT: *(Check One Box Only)*

A. CONTRACTS

COLLECTION CASES

- | | | |
|---|--|---|
| <input type="checkbox"/> 01 Breach of Contract | <input type="checkbox"/> 14 Under \$25,000 Pltf. Grants Consent | <input type="checkbox"/> 16 Under \$25,000 Consent Denied |
| <input type="checkbox"/> 02 Breach of Warranty | <input type="checkbox"/> 17 OVER \$25,000 Pltf. Grants Consent | <input type="checkbox"/> 18 OVER \$25,000 Consent Denied |
| <input type="checkbox"/> 06 Negotiable Instrument | <input type="checkbox"/> 27 Insurance/Subrogation | <input type="checkbox"/> 26 Insurance/Subrogation |
| <input type="checkbox"/> 07 Personal Property | Over \$25,000 Pltf. Grants Consent | Over \$25,000 Consent Denied |
| <input type="checkbox"/> 13 Employment Discrimination | <input type="checkbox"/> 07 Insurance/Subrogation | <input type="checkbox"/> 34 Insurance/Subrogation |
| <input type="checkbox"/> 15 Special Education Fees | Under \$25,000 Pltf. Grants Consent | Under \$25,000 Consent Denied |
| | <input type="checkbox"/> 28 Motion to Confirm Arbitration
Award (Collection Cases Only) | |

B. PROPERTY TORTS

- | | | |
|---|---|--------------------------------------|
| <input type="checkbox"/> 01 Automobile | <input type="checkbox"/> 03 Destruction of Private Property | <input type="checkbox"/> 05 Trespass |
| <input type="checkbox"/> 02 Conversion | <input type="checkbox"/> 04 Property Damage | |
| <input type="checkbox"/> 07 Shoplifting, D.C. Code § 27-102 (a) | | |

C. PERSONAL TORTS

- | | | |
|---|--|---|
| <input type="checkbox"/> 01 Abuse of Process | <input type="checkbox"/> 10 Invasion of Privacy | <input type="checkbox"/> 17 Personal Injury- (Not Automobile,
Not Malpractice) |
| <input type="checkbox"/> 02 Alienation of Affection | <input type="checkbox"/> 11 Libel and Slander | <input type="checkbox"/> 18 Wrongful Death (Not Malpractice) |
| <input type="checkbox"/> 03 Assault and Battery | <input type="checkbox"/> 12 Malicious Interference | <input type="checkbox"/> 19 Wrongful Eviction |
| <input type="checkbox"/> 04 Automobile- Personal Injury | <input type="checkbox"/> 13 Malicious Prosecution | <input type="checkbox"/> 20 Friendly Suit |
| <input checked="" type="checkbox"/> 05 Deceit (Misrepresentation) | <input type="checkbox"/> 14 Malpractice Legal | <input type="checkbox"/> 21 Asbestos |
| <input type="checkbox"/> 06 False Accusation | <input type="checkbox"/> 15 Malpractice Medical (Including Wrongful Death) | <input type="checkbox"/> 22 Toxic/Mass Torts |
| <input type="checkbox"/> 07 False Arrest | <input type="checkbox"/> 16 Negligence- (Not Automobile,
Not Malpractice) | <input type="checkbox"/> 23 Tobacco |
| <input type="checkbox"/> 08 Fraud | | <input type="checkbox"/> 24 Lead Paint |

SEE REVERSE SIDE AND CHECK HERE IF USED

Information Sheet, Continued

C. OTHERS

- | | |
|---|---|
| <input type="checkbox"/> 01 Accounting | <input type="checkbox"/> 17 Merit Personnel Act (OEA) |
| <input type="checkbox"/> 02 Att. Before Judgment | (D.C. Code Title 1, Chapter 6) |
| <input type="checkbox"/> 05 Ejectment | <input type="checkbox"/> 18 Product Liability |
| <input type="checkbox"/> 09 Special Writ/Warrants
(DC Code § 11-941) | <input type="checkbox"/> 24 Application to Confirm, Modify,
Vacate Arbitration Award (DC Code § 16-4401) |
| <input type="checkbox"/> 10 Traffic Adjudication | <input type="checkbox"/> 29 Merit Personnel Act (OHR) |
| <input type="checkbox"/> 11 Writ of Replevin | <input type="checkbox"/> 31 Housing Code Regulations |
| <input type="checkbox"/> 12 Enforce Mechanics Lien | <input type="checkbox"/> 32 Qui Tam |
| <input type="checkbox"/> 16 Declaratory Judgment | <input type="checkbox"/> 33 Whistleblower |

II.

- | | | |
|--|---|--|
| <input type="checkbox"/> 03 Change of Name | <input type="checkbox"/> 15 Libel of Information | <input type="checkbox"/> 21 Petition for Subpoena
[Rule 28-I (b)] |
| <input type="checkbox"/> 06 Foreign Judgment/Domestic | <input type="checkbox"/> 19 Enter Administrative Order as
Judgment [D.C. Code § | <input type="checkbox"/> 22 Release Mechanics Lien |
| <input type="checkbox"/> 08 Foreign Judgment/International | 2-1802.03 (h) or 32-151 9 (a)] | <input type="checkbox"/> 23 Rule 27(a)(1)
(Perpetuate Testimony) |
| <input type="checkbox"/> 13 Correction of Birth Certificate | <input type="checkbox"/> 20 Master Meter (D.C. Code § | <input type="checkbox"/> 24 Petition for Structured Settlement |
| <input type="checkbox"/> 14 Correction of Marriage
Certificate | 42-3301, et seq.) | <input type="checkbox"/> 25 Petition for Liquidation |
| <input type="checkbox"/> 26 Petition for Civil Asset Forfeiture (Vehicle) | | |
| <input type="checkbox"/> 27 Petition for Civil Asset Forfeiture (Currency) | | |
| <input type="checkbox"/> 28 Petition for Civil Asset Forfeiture (Other) | | |

D. REAL PROPERTY

- | | |
|--|--|
| <input type="checkbox"/> 09 Real Property-Real Estate | <input type="checkbox"/> 08 Quiet Title |
| <input type="checkbox"/> 12 Specific Performance | <input type="checkbox"/> 25 Liens: Tax / Water Consent Granted |
| <input type="checkbox"/> 04 Condemnation (Eminent Domain) | <input type="checkbox"/> 30 Liens: Tax / Water Consent Denied |
| <input type="checkbox"/> 10 Mortgage Foreclosure/Judicial Sale | <input type="checkbox"/> 31 Tax Lien Bid Off Certificate Consent Granted |
| <input type="checkbox"/> 11 Petition for Civil Asset Forfeiture (RP) | |

Laura Beckerman

Attorney's Signature

12/14/21

Date



SUPERIOR COURT OF THE DISTRICT OF COLUMBIA
CIVIL DIVISION Civil Actions Branch
500 Indiana Avenue, N.W., Suite 5000, Washington, D.C. 20001
Telephone: (202) 879-1133 • Website: www.dccourts.gov

DISTRICT OF COLUMBIA

Vs.

C.A. No. 2021 CA 004682 B

EXPRESS HOMEBUYERS DC LLC et al

INITIAL ORDER AND ADDENDUM

Pursuant to D.C. Code § 11-906 and District of Columbia Superior Court Rule of Civil Procedure

("Super. Ct. Civ. R.") 40-I, it is hereby ORDERED as follows:

(1) This case is assigned to the judge and calendar designated below. All future filings in this case shall bear the calendar number and the judge's name beneath the case number in the caption.

(2) Within 60 days of the filing of the complaint, plaintiff must file proof of service on each defendant of copies of (a) the summons, (b) the complaint, and (c) this Initial Order and Addendum. The court will dismiss the claims against any defendant for whom such proof of service has not been filed by this deadline, unless the court extended the time for service under Rule 4(m).

(3) Within 21 days of service (unless otherwise provided in Rule 12), each defendant must respond to the complaint by filing an answer or other responsive pleading. The court may enter a default and a default judgment against any defendant who does not meet this deadline, unless the court extended the deadline under Rule 55(a).

(4) At the time stated below, all counsel and unrepresented parties shall participate in a remote hearing to establish a schedule and discuss the possibilities of settlement. Counsel shall discuss with their clients **before** the hearing whether the clients are agreeable to binding or non-binding arbitration. **This order is the only notice that parties and counsel will receive concerning this hearing.**

(5) If the date or time is inconvenient for any party or counsel, the Civil Actions Branch may continue the Conference **once**, with the consent of all parties, to either of the two succeeding Fridays. To reschedule the hearing, a party or lawyer may call the Branch at (202) 879-1133. Any such request must be made at least seven business days before the scheduled date.

No other continuance of the conference will be granted except upon motion for good cause shown.

(6) Parties are responsible for obtaining and complying with all requirements of the General Order for Civil cases, each judge's Supplement to the General Order and the General Mediation Order. Copies of these orders are available in the Courtroom and on the Court's website <http://www.dccourts.gov/>.

Chief Judge Anita M. Josey-Herring

Case Assigned to: Judge HEIDI M PASICHOW

Date: December 15, 2021

Initial Conference: **REMOTE HEARING - DO NOT COME TO COURTHOUSE
SEE REMOTE HEARING INSTRUCTIONS ATTACHED TO INITIAL ORDER**

9:30 am, Friday, March 25, 2022

Location: Courtroom 516

500 Indiana Avenue N.W.

WASHINGTON, DC 20001

ADDENDUM TO INITIAL ORDER AFFECTING ALL MEDICAL MALPRACTICE CASES

D.C. Code § 16-2821, which part of the Medical Malpractice Proceedings Act of 2006, provides, "[a]fter action is filed in the court against a healthcare provider alleging medical malpractice, the court shall require the parties to enter into mediation, without discovery or, if all parties agree[,] with only limited discovery that will not interfere with the completion of mediation within 30 days of the Initial Scheduling and Settlement Conference ('ISSC'), prior to any further litigation in an effort to reach a settlement agreement. The early mediation schedule shall be included in the Scheduling Order following the ISSC. Unless all parties agree, the stay of discovery shall not be more than 30 days after the ISSC."

To ensure compliance with this legislation, on or before the date of the ISSC, the Court will notify all attorneys and *pro se* parties of the date and time of the early mediation session and the name of the assigned mediator. Information about the early mediation date also is available over the internet at <https://www.dccourts.gov/pa/>. To facilitate this process, all counsel and *pro se* parties in every medical malpractice case are required to confer, jointly complete and sign an EARLY MEDIATION FORM, which must be filed no later than ten (10) calendar days prior to the ISSC. D.C. Code § 16-2825 Two separate Early Mediation Forms are available. Both forms may be obtained at www.dccourts.gov/medmalmediation. One form is to be used for early mediation with a mediator from the multi-door medical malpractice mediator roster; the second form is to be used for early mediation with a private mediator. Plaintiff's counsel is responsible for eFiling the form and is required to e-mail a courtesy copy to earlymedmal@dcsc.gov. Unrepresented plaintiffs who elect not to eFile must either mail the form to the Multi-Door Dispute Resolution Office at, Suite 2900, 410 E Street, N.W., Washington, DC 20001, or deliver it in person if the Office is open for in-person visits.

A roster of medical malpractice mediators available through the Court's Multi-Door Dispute Resolution Division, with biographical information about each mediator, can be found at www.dccourts.gov/medmalmediation/mediatorprofiles. All individuals on the roster are judges or lawyers with at least 10 years of significant experience in medical malpractice litigation. D.C. Code § 16-2823(a). If the parties cannot agree on a mediator, the Court will appoint one. D.C. Code § 16-2823(b).

The following people are required by D.C. Code § 16-2824 to attend personally the Early Mediation Conference: (1) all parties; (2) for parties that are not individuals, a representative with settlement authority; (3) in cases involving an insurance company, a representative of the company with settlement authority; and (4) attorneys representing each party with primary responsibility for the case.

No later than ten (10) days after the early mediation session has terminated, Plaintiff must eFile with the Court a report prepared by the mediator, including a private mediator, regarding: (1) attendance; (2) whether a settlement was reached; or, (3) if a settlement was not reached, any agreements to narrow the scope of the dispute, limit discovery, facilitate future settlement, hold another mediation session, or otherwise reduce the cost and time of trial preparation. D.C. Code § 16-2826. Any Plaintiff who is unrepresented may mail the form to the Civil Actions Branch at [address] or deliver it in person if the Branch is open for in-person visits. The forms to be used for early mediation reports are available at www.dccourts.gov/medmalmediation.

Chief Judge Anita M. Josey-Herring

Civil Remote Hearing Instructions for Participants

The following instructions are for participants who are scheduled to have cases heard before a Civil Judge in a **Remote Courtroom**

Option 1: (AUDIO ONLY/Dial-in by Phone):

Toll 1 (844) 992-4762 or (202) 860-2110, enter the Meeting ID from the attachment followed by #, press again to enter session.

- *Please call in no sooner than 5 minutes before your scheduled hearing time. Once you have joined the session, please place your phone on mute until directed otherwise. If you should happen to get disconnected from the call, please call back in using the phone number and access number provided and the courtroom clerk will mute your call until the appropriate time.*

If you select **Option 2** or **Option 3** use the **Audio Alternative**

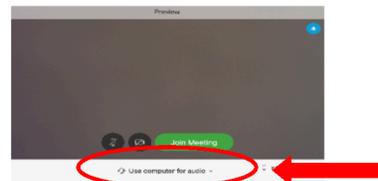
Option 2: (LAPTOP/ DESKTOP USERS 1):

Open Web Browser in Google Chrome and copy and paste following address from the next page:
<https://dccourts.webex.com/meet/XXXXXXXXXX>

Option 3: (LAPTOP/ DESKTOP USERS 2):

Open Web Browser in Google Chrome and copy and paste following address
<https://dccourts.webex.com> Select **Join**, enter the Meeting ID from the next page

AUDIO ALTERNATIVE: Instead of automatically using **USE COMPUTER FOR AUDIO**, select **CALL-IN** and follow the **CALL-IN** prompt window. Use a cell phone or desk phone. You will be heard clearer if you **do not** place your phone on **SPEAKER**. It is very important that you enter the **ACCESS ID #** so that your audio is matched with your video.



Option 4: (Ipad/SMART PHONE/TABLET):

- Go to App Store, Download WebEx App (Cisco WebEx Meetings)
- Sign into the App with your Name and Email Address
- Select Join Meeting
- Enter address from the next page: <https://dccourts.webex.com/meet/XXXXXXXXXX>
- Click join and make sure your microphone is muted and your video is unmuted (if you need to be seen). If you only need to speak and do not need to be seen, use the audio only option.
- When you are ready click "Join Meeting". If the host has not yet started the meeting, you will be placed in the lobby until the meeting begins.

For Technical Questions or issues Call: (202) 879-1928, Option #2

Superior Court of the District of Columbia
Public Access for Remote Court Hearings
(Effective August 24, 2020)

The current telephone numbers for all remote hearings are: 202-860-2110 (local) or 844-992-4726 (toll free). After dialing the number, enter the WebEx Meeting ID as shown below for the courtroom. Please click a WebEx Direct URL link below to join the hearing online.

Audio and video recording; taking pictures of remote hearings; and sharing the live or recorded remote hearing by rebroadcasting, live-streaming or otherwise are not allowed

Division	Courtroom	Types of Hearings Scheduled in Courtroom	Public Access via WebEx	
			WebEx Direct URL	WebEx Meeting ID
Auditor Master	206	Auditor Master Hearings	https://dccourts.webex.com/meet/ctbaudmaster	129 648 5606
Civil	100	Civil 2 Scheduling Conferences; Status, Motion and Evidentiary Hearings including Bench Trials	https://dccourts.webex.com/meet/ctb100	129 846 4145
	205	Foreclosure Matters	https://dccourts.webex.com/meet/ctb205	129 814 7399
	212	Civil 2 Scheduling Conferences; Status, Motion and Evidentiary Hearings including Bench Trials	https://dccourts.webex.com/meet/ctb212	129 440 9070
	214	Title 47 Tax Liens; and Foreclosure Hearings	https://dccourts.webex.com/meet/ctb214	129 942 2620
	219	Civil 2 Scheduling Conferences; Status, Motion and Evidentiary Hearings including Bench Trials	https://dccourts.webex.com/meet/ctb219	129 315 2924
	221	Civil 1 Scheduling Conferences; Status, Motion and Evidentiary Hearings including Bench Trials	https://dccourts.webex.com/meet/ctb221	129 493 5162
	318	Civil 2 Scheduling Conferences; Status, Motion and Evidentiary Hearings including Bench Trials	https://dccourts.webex.com/meet/ctb318	129 801 7169
	320		https://dccourts.webex.com/meet/ctb320	129 226 9879

400	Judge in Chambers Matters including Temporary Restraining Orders, Preliminary Injunctions and Name Changes	https://dccourts.webex.com/meet/ctb400	129 339 7379
415	Civil 2 Scheduling Conferences; Status, Motion and Evidentiary Hearings including Bench Trials	https://dccourts.webex.com/meet/ctb415	129 314 3475
516		https://dccourts.webex.com/meet/ctb516	129 776 4396
517		https://dccourts.webex.com/meet/ctb517	129 911 6415
518		https://dccourts.webex.com/meet/ctb518	129 685 3445
519		https://dccourts.webex.com/meet/ctb519	129 705 0412
JM-4		https://dccourts.webex.com/meet/ctbjm4	129 797 7557
A-47	Housing Conditions Matters	https://dccourts.webex.com/meet/ctba47	129 906 2065
B-52	Debt Collection and Landlord and Tenant Trials	https://dccourts.webex.com/meet/ctbb52	129 793 4102
B-53	Landlord and Tenant Matters including Lease Violation Hearings and Post Judgment Motions	https://dccourts.webex.com/meet/ctbb53	129 913 3728
B-109	Landlord and Tenant Matters	https://dccourts.webex.com/meet/ctbb109	129 127 9276
B-119	Small Claims Hearings and Trials	https://dccourts.webex.com/meet/ctbb119	129 230 4882